



TOWN OF WATERTOWN

Town Council

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Ordinance # 63-08

WHEREAS, Pursuant to Massachusetts General Laws Chapter 40A, Section 5 and Article IX of the Watertown Zoning Ordinance may be amended from time to time; and

WHEREAS, The Town of Watertown has received the following request to initiate said amendment to the Watertown Zoning Ordinance;

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Watertown that Chapter XII of the Watertown Ordinances, the Zoning Ordinance is hereby amended as follows:

AMEND the Zoning Ordinance as follows:

Zoning Map Change

Replace and Rename the westernmost Industrial 3 (I-3) District (in its entirety) with the new Pleasant Street Corridor District (PSCD)

Article II: Definitions

Add and/or amend the following definitions:

Build-to Line: The line with which the exterior of a building must coincide.

Low Impact Development: A site design strategy for managing stormwater by maintaining or replicating the predevelopment hydrologic functions through the use of design techniques to create a functionally equivalent hydrologic landscape. Commonly referred to as "LID"

Open Space, Publicly Useable: Open Space as defined by §2.59 that is designed for and open to the public from dawn to dusk.

Smart Growth: Collection of land use planning techniques that features walkable, mixed-use, transit-oriented development with the objective of creating more attractive, livable, economically strong communities while protecting natural resources.

Article III: Establishments of Zoning Districts

Add to Section 3.01 (d) Special Zoning Districts:
PSCD- Pleasant Street Corridor District

Article V: Tables of District Regulations

Section 5.01: Table of Use Regulations
Add column for PSCD

Section 5.04: Table of Dimensional Regulations
Add Row for PSCD

Section 5.05: Notes to Table of Dimensional Regulations
Add footnotes (s), (t), (u), and (v).

Add new Section 5.16: Pleasant Street Corridor District

SECTION 5.16 Pleasant Street Corridor District

(a) Intent and Purpose:

The Pleasant Street Corridor District (PSCD) has been enacted to encourage the best use of the Pleasant Street Corridor physically, economically, environmentally, and socially while promoting the best interests of the residents of the Town.

The PSCD is intended to fulfill the goals and objectives contained in the Pleasant Street Corridor Concept Plan and Implementation Strategy (herein defined as "the Corridor Plan"). The PSCD zoning is designed to achieve these goals through sound planning and site design principles.

The major objectives of the Corridor Plan are the following:

- Define the character of the corridor
- Facilitate a mix of uses including residential, office, research and development, hotel, retail, etc.
- Improve quality of life
- Develop at an appropriate scale and size
- Increase real estate investment and maximize development to enhance the Town tax base
- Promote accessibility to and within the district by improving existing and creating new roadways, mass transit, pedestrian walkways, bicycle paths
- Calm Pleasant Street traffic and manage traffic impacts
- Improve access to the Charles River
- Encourage Smart Growth and Low Impact Development (LID) to develop in an environmentally sustainable manner, manage stormwater, and protect the riparian habitat

(b) District Delineation:

The Pleasant Street Corridor District (PSCD) will replace the westernmost Industrial-3 (I-3) in its entirety (Waltham border to Myrtle Street). The provisions of this Section shall apply only to the boundaries of the Pleasant Street Corridor District.

(c) Authority and Procedures:

The Planning Board shall be the Special Permit Granting Authority for all Special Permits including Site Plan Review in accordance with 9.03 within the PSCD. The Planning Board shall hold a public hearing in accordance with procedures outlined in Section 9.04. The Planning Board shall not approve any such Special Permit unless it finds that the four conditions for approval set forth in Section 9.05(b) of this Zoning Ordinance have been met. For applications requiring Site Plan Review, the Planning Board shall also consider, among other things, the ten criteria listed in 9.03 (c).

(d) Dimensional Criteria:

- (1) For baseline criteria, refer to §5.04 Table of Dimensional Requirements.
- (2) Adjustments to baseline dimensional criteria may be granted for certain development

incentive credits as noted in §5.16(h). The maximum allowable adjustments are outlined herein.

- (3) Alterations, additions, and extensions to nonconforming structures shall be subject to §4.06. Existing buildings are eligible to receive development incentive credits to create modifications to FAR, maximum building coverage, height, and parking requirements as outlined in §5.16(h).

(4) Maximum Floor Area Ratio:

- (A) Mixed-Use Development of which a minimum of 75% of the ground floor is used for retail/commercial or service use: FAR of 2.0
- (B) All other development: FAR 1.0. A maximum FAR of 2.0 may be allowed by Special Permit for achieving development incentive credits in accordance with §5.16(h).

- (5) Minimum Lot Area per Dwelling Unit: 800 s.f per dwelling unit.

(6) Heights:

- (A) Minimum height: 24 feet
- (B) Maximum height: 54 feet/5 stories
- (C) Heights in Buffer Areas: Buildings abutting the river, wetlands, a T, or S-6 zoning district shall incorporate stepbacks and/or reduced heights to mitigate potential negative impacts upon these districts and environmentally sensitive areas.
- (D) Provisions for Increased Height: The maximum allowable height may be increased up to 66 feet/6 stories with 10 foot stepback to 79 feet/7 stories with 15 foot stepback by Special Permit for achieving development incentive credits in accordance with §5.16(h).

(7) Building Coverage:

- (A) Maximum total building coverage: 50% with a maximum of 60% allowed by Special Permit in accordance with §5.16(h)
- (B) Maximum footprint (per floor) for a single tenant for retail or restaurant use
 - 12,000 square feet
 - Up to 40,000 square feet with Special Permit

- (8) Maximum Impervious Surface: 80%

(9) Minimum Open Space:

All new development shall have at least twenty percent (20%) of the total site area devoted to Open Space; required setbacks shall be considered as part of the total area for Open Space. The required Open Space shall not be used for parking, loading, or roadway purposes and shall be open and unobstructed to the sky; items such as benches, walkways, planters, landscaping, swimming pools, kiosks, gazebos, and similar structures shall not be considered as obstructions.

(10) Setbacks:

- (A) Build-to Line
 - Build-to line setback 10 feet from front property line. Setback increase up to a maximum of 30 feet for purposes of a plaza, square, courtyard, recessed

- entrance, or outdoor dining, but not intended for automobile use.
- An increased setback up to 30 feet may be required if it is found that strict adherence to the 10 foot build-to line is inconsistent with the Corridor Plan as determined by the SPGA.

(B) Side Yard Setback

- Buildings may be contiguous on a block: zero (0) lot line and/or shared party wall.
- Where a party wall is not possible, setback from property line shall be a minimum of 18 feet.
- Maximum contiguous building wall on a block: 300 feet.

(C) Rear Yard Setback

- 18 feet minimum

(D) Waterfront setback (including wetlands):

- No structures shall be permitted within the 50 feet setback from top of bank or to first road.

(11) Minimum Lot Area:

- 10,000 square feet.

(12) Minimum Frontage:

- No minimum requirement.

(e) Parking Requirements:

(1) The provision of off-street parking shall comply with the requirements of Article VI.

(2) In addition to the requirements pertaining to the quantity of parking spaces, parking areas shall comply with the following standards to the maximum extent possible:

- Improve and soften the appearance of parking areas.
- Shade and cool parking areas.
- Reduce the amount and rate of stormwater runoff.
- Reduce pollution and temperature of stormwater runoff.

(A) Location of Parking:

Any surface parking lot shall, to the maximum extent feasible, be located at the rear or side of a building, relative to any principal street, public open space, or pedestrian way.

(B) Visual Impact:

In addition to locating parking areas to the rear or side of buildings (or when it is not feasible), the visual impact of parking areas from sidewalks, streets, the river, and from adjacent residential zones shall be reduced to the greatest extent possible by screening with living vegetation, ornamental fencing, or a combination of landscaping and fencing.

(3) Provisions for Parking Requirement Reductions:

Reductions of the required number of parking spaces may be granted by Special Permit in accordance with §6.01(f), Shared Parking, and §5.16(h)(3), Alternative Transportation Incentives, of which the total reduction shall not exceed 15% of the required amount.

(f) Design Guidelines:

(1) Purpose:

The Design Guidelines are intended to promote certain urban design principles and physical building characteristics within the Pleasant Street Corridor District. The guidelines are intended to aid in the review of proposals, but are not intended to discourage innovative architectural design solutions.

(2) Guidelines:

In general, proposals should seek to satisfy the following:

- (A) Be complementary to and provide for a harmonious transition in scale and character between adjacent sites.
- (B) Provide for high-density quality development consistent with the character of building types, streetscapes, and other community features traditionally found in densely settled areas of the Town or in the region.
- (C) Maintain streetscape continuity with a strong building presence along the primary street edge.
- (D) The size and detailing of buildings shall be pedestrian oriented and incorporate features to add visual interest while reducing appearance of bulk or mass. Blank walls should be avoided.
- (E) A distinct "sidewalk" presence with incorporation of elements such as planters, traditional awnings, signage projecting from building façade (blade signage), etc. to enhance the pedestrian scale and interest of the street.
- (F) Avoid prototypical, standardized brand identity-related architecture and signage for businesses with multiple locations (i.e.: retail "chain" stores and restaurants.)

(g) Environmental Sustainability Guidelines:

(1) Purpose:

The following Environmental Sustainability Guidelines are intended to promote environmentally responsible site design and green building principles within the PSCD in order to better manage stormwater, conserve natural resources, and reduce the impact of development on the natural environment. To provide additional guidance the Town may enact a separate LID and Stormwater ordinance.

(2) Guidelines:

In general, proposals should seek to satisfy the following:

- (A) To the maximum extent possible, retain stormwater runoff on-site.
- (B) Diminish the heat island effect.
- (C) Employ energy conscious design with regard to orientation, building materials, shading, landscaping, and other elements.
- (D) To the maximum extent possible, retain existing healthy, viable trees and plant additional trees.
- (E) Incorporate Green roofs (vegetated roof covers)
- (F) Use permeable paving materials

- (G) Use bioretention systems (such as rain gardens) instead of traditional structural conveyance systems
- (H) Comply with current Leadership in Energy and Environmental Design (LEED) criteria, as promulgated by the U.S. Green Building Council.
- (I) Utilize energy-efficient technology and renewable energy resources
- (J) Incorporate best practices in stormwater management and LID techniques.

(h) Development Incentive Credits:

Subject to approval by Special Permit, developments may receive adjustments to the dimensional criteria and/or parking requirements for achieving one or more of the following:

(1) Enhancing Public Open Space:

(A) Publicly Useable Open Space:

Developments may receive increases to the maximum allowable building coverage, FAR, and/or height in accordance with §5.16d(6)(D) if a minimum of 50% of the required open space is designated as "publicly useable open space" and open to the public from dawn to dusk. The purpose of this provision is to provide incentives for the setting aside of lands that are accessible and useable and designed for the enjoyment of the Public. Larger adjustments may be allowed where Publicly Useable Open Space is contiguous with other areas of Publicly Useable Open Space to link sites, encourage walking, and/or provide access to the Charles River.

(B) Charles River Bike Path Connections:

A development that provides a significant contribution to improve, extend, and/or provide connections to the Charles River bike path as determined by DCDP Staff may receive increases to the maximum allowable building coverage, FAR, and/or height in accordance with §5.16d(6)(D).

(2) Structured/Underground Parking:

Developments that provide the required parking spaces underground or within a structure may receive increases to the maximum allowable building coverage, FAR, and/or height in accordance with §5.16d(6)(D).

(3) Alternative Transportation Incentives:

Developments that encourage the use of alternative modes of transportation shall be eligible to receive a reduction of the required amount of automobile parking spaces. This credit may be achieved by demonstrating a reduced demand for automobile parking by the encouragement of cycling, walking, car sharing, and use of public transit. Possible methods to reduce parking demand are the provision of showers for bicycle commuting employees, sheltered bicycle parking, providing connections to public transit, on-site car sharing services, etc. The reduced parking requirement shall correspond to the reduced automobile parking demand, but in no case shall exceed 15%.

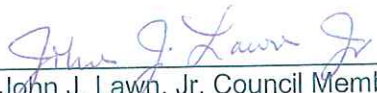
(4) Conformance with Guidelines:

Development that achieve significant conformance with the Design Guidelines and Environmental Sustainability Guidelines may receive increases to the maximum allowable

building coverage, FAR, and/or height in accordance with §5.16 d(6)(D). In determining such increases, the SPGA may seek input, for advisory purposes, from the Conservation Commission, Environment and Energy Efficiency Committee, Department of Public Works, and other Town Departments, Boards, and Commissions.

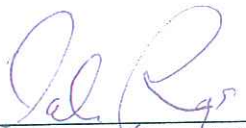
(5) Development of Opportunity Sites:

Development of desirable uses at key opportunity sites as outlined in the Corridor Plan may receive increases to the maximum allowable building coverage, FAR, and/or height in accordance with §5.16 d(6)(D).

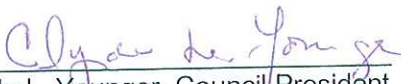


John J. Lawn, Jr. Council Member

I hereby certify that at a regular meeting of the Town Council for which quorum was present, the above Ordinance was adopted by a vote of 8 for 1 against on July 8, 2008..



Valerie Papas, Council Clerk



Clyde L. Younger, Council President

ARTICLE V

TABLES OF DISTRICT REGULATIONS

5.00	Interpretation	5.07	Affordable Housing Requirements
5.01	Table of Use Regulations	5.08	Revitalization Overlay District (RO)
5.02	Table of Accessory Use	5.09	Watertown Square Design Overlay District
5.03	Notes to Table of Use Regulations	5.10	Limited Redevelopment District
5.04	Table of Dimensional Regulations	5.11	Assisted Living Overlay District
5.05	Notes to Table of Dimensional Regulations	5.12	Arsenal Overlay Development District
5.06	Floodplain District	5.13	Wireless Telecommunications Facility
		5.14	Religious/School Building Overlay District
		5.15	Municipal Reuse and Development
		5.16	Pleasant Street Corridor District (PSCD)

SECTION 5.00 INTERPRETATION

- (a) Use and dimensional regulations listed in the District Tables are in addition subject to the other provisions in this Zoning Ordinance, particularly Articles IV, VI and VII.
- (b) A use listed in Section 5.01 and Section 5.02 is permitted as of right in any district under which it is denoted by the letter "Y" (yes). If designated in the Table by the letters "SP" (special permit), the use may be permitted as a special exception only if the Special Permit Granting Authority (SPGA) so determines and grants a special permit therefore as provided in Sections 9.04 and 9.05, subject to such restrictions as said SPGA may establish. If designated in the Table by the letter "N" (no), the use is not permitted in the district.
- (c) No building or structure shall be built nor shall any existing building or structure be altered or enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards, and maximum height of structures in the districts set forth in Section 5.04 of this Article, except as hereinafter provided.
- (d) The lot or yard areas required for any new building or use may not include any part of a lot that is required by any other building or use to comply with any requirements of this Zoning Ordinance, nor may these areas include any property of which the ownership has been transferred subsequent to the effective date of this Zoning Ordinance if such property was a part of the area required for compliance with the dimensional requirements applicable to the lot from which said transfer was made.
- (e) In the case of multiple buildings on a lot in single ownership the distance between any portion of such buildings shall be not less than ten (10) feet.
- (f) In accordance with the provisions of Section 9.03, any use listed in Sections 5.01 or 5.02 which is denoted by the letter "Y" shall be denoted by the letter "SP" if it is a proposed new construction or conversion of a non-residential use in a non-residential district with more than Four Thousand (4,000) square feet of Building Area; or if it is a residential use in any district that proposes more than three (3) dwelling units on one lot.

SECTION 5.01 TABLE OF USE REGULATIONS

As a Principal Use		S-6	S-10	CR	SC	T	R.75	R1.2	NB	LB	CB	I-1	I-2	I-3	PSCD	OSC
1. Residence																
a.	Dwelling, Single Family	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
b.	Dwelling, existing one-family converted for two-families	N	N	Y	SP	Y(6)	Y	Y	N	N	N	N	N	N	N	N
c.	Dwelling, two family	N	N	Y	SP	Y(6)	Y	Y	N	N	N	N	N	N	N	N
d.	Existing dwelling converted for four families	N	N	Y	N	N	SP	SP	SP	SP	N	N	N	N	N	N
e.	New construction of three or four family dwelling structures.	N	N	Y	N	N	SP	SP	SP	SP	SP	N	N	N	N	N
f.	Existing dwelling converted for four families	N	N	Y	N	N	SP	SP	SP	SP	N	N	N	SP	N	N
g.	Multi-family 5+	N	N	SP	N	N	SP	SP	SP	SP	Y(2)	N	N	SP	Y	N
h.	Row houses and townhouses	N	N	SP	N	N	SP	SP	SP	SP	N	N	N	SP	Y	N
i.	Licensed lodging house	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
j.	Hotel and Motel Use	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N
k.	Trailer park or mobile home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
l.	Mixed-use Development	N	N	N	N	N	N	N	Y(7)	Y(7)	Y(7)	N	N	SP(8)	Y	N
2. Institutional, Transportation, Utility, and Agricultural Uses																

As a Principal Use		S-6	S-10	CR	SC	T	R.75	R1.2	NB	LB	CB	I-1	I-2	I-3	PSCD	OSC
a.	Any religious, educational, or licensed day care use as defined by CH.40A, § 3.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
b.	Country club, tennis club, swimming club, nonprofit club.	SP	SP	SP	SP	SP	SP	SP	N	N	N	SP	SP	SP	SP	SP
c.	Commercial agricultural, nursery garden, greenhouse, garden supply.	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	N
	1. On less than 5 acres 2. On more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
d.	Existing dwellings converted for nonprofit club, school, clinic provided that: (1.) The lot fronts on a street at least 80 feet wide and (2.) New construction does not increase the existing floor area by more than 25%.	N	N	N	SP	SP	SP	SP	SP	SP	SP	N	N	N	SP	N
e.	Cemeteries	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP
f.	Recreational facility owned or operated by a Town agency or other governmental agencies or public open space.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
g.	Nursing home, rest home, or convalescent home provided the lot fronts on a street at least 65 feet wide.	N	N	N	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N
3. Business, Office, and Consumer Service Uses																
a.	Business offices, bank, medical and dental buildings, schools operated for gain.	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N

As a Principal Use		S-6	S-10	CR	SC	T	R.75	R1.2	NB	LB	CB	I-1	I-2	I-3	PSCD	OSC
b.	Commercial, recreation, including bowling alley or skating rink completely enclosed.	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N
c.	Commercial parking, parking lot for gain.	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N
d.	New and used vehicles for sale or lease and display and storage of operable vehicles only.	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	N	N
e.	Printer, publisher	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N
f.	Retail stores including liquor stores.	N	N	N	N	N	N	N	Y	Y	Y	Y	Y(1)	Y(1)	Y	N
g.	Personal services, such as barber shop, beauty parlor, etc.	N	N	N	N	N	N	N	Y	Y	Y	Y	Y(1)	Y(1)	Y	N
h.	Repair and alteration of clothes and domestic furnishings.	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N
i.	Eating place with or without liquor.	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N
j.	Bar or other establishment where the primary purpose is the sale and consumption of alcoholic beverages.	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N
k.	Laundry and cleaning, automatic, but not steam laundry.	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N
l.	Gasoline Service Station	N	N	N	N	N	N	N	SP	SP	N	N	N	N	N	N
m.	Undertaker, funeral parlor.	N	N	N	N	N	SP	SP	SP	SP	N	SP	SP	SP	N	N
n.	Adult Stores	N	N	N	N	N	N	N	N	N	N	SP(5)	SP(5)	SP(5)	N	N

As a Principal Use		S-6	S-10	CR	SC	T	R.75	R1.2	NB	LB	CB	I-1	I-2	I-3	PSCD	OSC
o.	Adult Theaters	N	N	N	N	N	N	N	N	N	N	SP(5)	SP(5)	N	N	N
4. Open-Air Drive-in Retail and Service																
a.	Drive-in Bank	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N
b.	Outdoor amusement park, outdoor sports facility conducted for profit.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
c.	Open-air drive-in theater or other open-air place of entertainment.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
d.	Car washing establishment using mechanical equipment for cleaning automobiles and other equipment.	N	N	N	N	N	N	N	N	N	N	SP	N	N	N	N
e.	Drive-in restaurant. Drive-in refreshment stand, drive-through eating establishment.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
f.	Fast food establishment	N	N	N	N	N	N	N	SP	SP	N	SP	SP	SP	SP	N
g.	Outdoor Storage of Merchandise.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
5. Light Industry, Wholesale, Laboratory																
a.	Light Industry	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	SP	N
b.	Non-nuisance manufacturing	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	SP	N
c.	Office, including but not limited to administrative, executive, professional, and similar offices.	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	N

As a Principal Use		S-6	S-10	CR	SC	T	R.75	R1.2	NB	LB	CB	I-1	I-2	I-3	PSCD	OSC
d.	Public or bonded warehouse, parcel or goods distribution.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
e.	Laboratories engaged in research, experimental and testing activities, including but not limited to the fields of biology, chemistry, electronics, engineering, geology, medicine, and physics	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N
f.	Motor Vehicle Repair	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	N	N
g.	Motor Vehicle Body Work	N	N	N	N	N	N	N	N	N	N	SP(4)	SP(4)	SP(4)	N	N
h.	Wholesale business, warehouse.	N	N	N	N	N	N	N	N	N	N	SP	SP	SP	SP	N
i.	Self-Service Storage Facility.	N	N	N	N	N	N	N	N	N	N	SP(9)	SP(9)	N	N	N
6. Heavy Industry																
a.	Open-lot storage of junk, scrap, paper, rags, containers or other salvage waste articles.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b.	Truck or bus terminals, yard or building for storage or servicing of trucks, trailers or buses, parking lot for trucks.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
c.	Place for exhibition, lettering or sale of gravestones or monuments.	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
d.	Heavy Industry.	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N
e.	Storage of flammable gas, liquids, or explosives (non-accessory)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

As a Principal Use	S-6	S-10	CR	SC	T	R.75	R1.2	NB	LB	CB	I-1	I-2	I-3	PSCD	OSC
f. Any trade, industry, or other use that is noxious, offensive or hazardous by reason of vibration or noise or the emission of odors, dust, gas, fumes, smoke, cinders, flashing or excessively bright light, refuse matter or any other cause.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

SECTION 5.02 TABLE OF ACCESSORY USE REGULATIONS

	Accessory Use Only	S-6	S-10	CR	SC	T	R.75	R1.2	NB	LB	CB	I-1	I-2	I-3	PSCD	OSC
a.	Within a dwelling unit that is owner occupied, renting of not more than two rooms as a lodging without separate cooking facilities and for not more than two lodgers	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	SP	SP	N	N
b.	Private greenhouse, toolshed, swimming pool and kennel not used as a part of a business, and not offensive to the neighborhood by reason of noise, odor or other cause.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP	N
c.	Accessory parking and garage as permitted in Article IV	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
d.	Home Occupation	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N
e.	Home Office	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
f.	Parking for Occupant's business truck, exceeding ¾ ton capacity.	SP	SP	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	SP	N
g.	Administrative offices, clubrooms, and common laundry room reserved for occupant's use. Accessory to multi-family dwellings.	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N
h.	Business accessory uses, usual, not to include outside service window or outdoor storage of merchandise.	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N

	Accessory Use Only	S-6	S-10	CR	SC	T	R.75	R1.2	NB	LB	CB	I-1	I-2	I-3	PSCD	OSC
i.	Outside Service Window as a Business accessory use, usual, except for outdoor storage of merchandise.	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N
j.	Outdoor display and storage of new merchandise subject to screening provisions.	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N
k.	Residence for caretaker or janitor.	N	N	N	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	N
l.	New and used vehicles for sale or lease and display and storage of operable vehicles only	N	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	N	N
m.	Business and professional offices, schools operated for gain, commercial recreation (if completely enclosed), private clubs, personal services (such as barber, etc.), retail stores, eating places (with or without liquor) and banks, insofar as they do not exceed 5% of the gross floor area of the apartment development on the lot.	N	N	N	N	N	N	SP	N	SP	SP	N	N	SP	SP	N
n.	Licensed Day Care	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y	Y	N
o.	Family Day Care	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N

	Accessory Use Only	S-6	S-10	CR	SC	T	R.75	R1.2	NB	LB	CB	I-1	I-2	I-3	PSCD	OSC
p.	To allow residents to garage in a permanent enclosed structure on their property Antique Motor Cars as recognized by the Commonwealth of Massachusetts Registry of Motor Vehicles	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
q.	Activities accessory to a principal use permitted as a right that are necessary in connection with scientific research of scientific development or related production.	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N
r.	Games of chance or similar entertainment or amusement, operated either live or through audio or video broadcast or close circuit transmission, except at an establishment that possesses an All Alcoholic or Wine and Malt License.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

SECTION 5.03 NOTES TO TABLE OF USE REGULATIONS

- (1) Commercial uses permitted as described in subsections 5.01(3)(f) and (g) shall be allowed if said uses meet the following criteria: shall not exceed four thousand (4,000) square feet in a building or buildings with a Gross Floor Area of less than hundred thousand (100,000) square feet, or exceed five (5) % of the gross floor area for a building or buildings with a Gross Floor Area hundred thousand (100,000) square feet or more, except by special permit.
- (2) Multi-family uses are allowed in the CB district as of right if at least the first floor of the structure in which they are located is used for retail or other business purposes. However, not more than the first two floors may be used for retail or service related purposes in a mixed-use project.
- (3) For the purpose of this Zoning Ordinance, any public property in the OSC District sold to a private owner or owners shall be deemed to be in the CR District. Buildings that were existing at the time of the adoption of the OSC Zone may be used, reconstructed or rehabilitated for the uses permitted in Section 5.01.
- (4) The maximum number of automotive body work shops that shall be permitted in Watertown is eighteen (18), whether such shops are independent establishments or associated with motor vehicle repair shops or automotive sales shops. The Board of Appeals may grant a Special Permit for automobile body repair work only upon the conditions set forth in Section 9.05 of the Zoning Ordinance and upon the further condition that the applicant presents evidence satisfactory to the Board of Appeals that the proposed establishment will be a change of location or a replacement of an existing establishment, and that the total number of such establishments, including the applicant, does not exceed eighteen (18).
- (5) Adult stores and adult theaters, as defined in Section 2.00 may be allowed by special permit subject to the following findings and conditions, and to such additional terms and conditions as the Board of Appeals may impose:
 - a. No merchandise or services prohibited as obscene and indecent not encompassed by the definition of adult stores and theaters shall be disseminated or available therein.
 - b. The permitted uses specifically exclude disseminating or offering to disseminate adult matter to minors, and suffering minors to view the displays or linger in the store shall be deemed evidence of violation of this section.
 - c. No adult store or theater shall be located within the same block or five hundred (500) feet of a residential zone, dwelling house, school, place of worship, church, park, playground, youth center or of another adult store.
 - d. Parking requirements for adult stores and theaters shall comply with Article VI. of said Zoning Ordinance.
- (6) In the T District, a new two family dwelling and an existing one family detached dwelling converted into a two family dwelling on lots of less than 7,500 square feet shall be permitted as of right if the total floor to area ratio (FAR) does not exceed 0.50. In the T district only, FAR does not include basement and garage area. A new two family dwelling and an existing one family detached dwelling converted into a two family dwelling on lots of less than 7,500 square feet may exceed an FAR of 0.50 if granted a special permit by the Board of Appeals, but in no instance shall the FAR exceed 0.625.
- (7) All residential uses that are part of mixed-use developments shall be located only on floors above the ground floor, and in no instance shall more than 15% of any ground floor level that fronts on a public way be used for the purposes of gaining access to the residential uses. Further, all mixed-use developments subject to this footnote, regardless of total building area, shall be subject to site plan review as described under Section 9.03.
- (8) See Section 9.07
- (9) Self-Service Storage Facility must be setback 50 feet from all lot lines abutting a residential use.

SECTION 5.04 TABLE OF DIMENSIONAL REGULATIONS

District	Min. Lot Size (s.f.)	Min. Frontage (ft)	Setbacks (ft)			Max. Building Coverage (%)	Max. Impervious Coverage (%)	Max. Height (ft/stories)	Min. Lot Area Per Dwelling Unit (s.f.)	Max. FAR	Min. Open Space (%)
			Front	Side	Rear						
S-6	6,000	65	25	12/10 (e)	20	25	85	35/2/5 (j)			15
S-10	10,000	80	25	15/10 (e)	20	20	80	35/2/5 (j)			20
SC	6,500	50	15	12/10 (e)	20	30	85	35/2/5 (j)			15
T(r)	5,000 (r)	50	15	12/10 (e)	20	30	85	35/2/5 (j)		0.5 (r)	15
R.75	5,000	50 (f)	15	20	25	35	80	35	1,500	0.75(g)	20
R1.2	5,000	50 (f)	15	25	30	50	80	45	1,000	1.2 (h)	20
NB		50 (f)		10 (d)	15	50	90	35/2.5 (j)		0.5	10
LB		40		15 (d)	20	80	90	40/4		1.0	10
CB							100	55/5		4.0 (o)	(n)
I-1		50	20	25 (d)	30	50	90	50/5 (k)		2.0 (i)	10
I-2		50	20	25 (d)	30	50	90	50/5 (k)		2.0 (i)	10
I-3		50	20	25 (d)	30	50	90	50/5 (k)		1.0	10
I-3 (Residential /Mixed Use)		50	20	25	30	50	80	50/5 (k)	800	2.0 (i)	20
PSCD	10,000		10 Max. 30 (s)	0/Shared party wall or 18 ft	18	50 (t)	80	Min. 24 Max. 54/5(u)	800	1.0 (v) Mixed Use 2.0	20
OSC		50	50	25	50	15	25	35/2.5 (j)		0.1	75
CR	40,000	100	50 (m)	30 (m)	50 (m)	15	35	35/2.5 (j)	10,000		65
RO	10,000	50		15	20	65	85	43/4		2.0 (q)	15
Lots Legally Created after 5/29/96											
S-6	6,000	65	25	12/10 (e)	20	25	85	35/2.5 (j)			15
SC	7,500	50	15	12/10 (e)	20	30	85	35/2.5 (j)			15
T	7,500	50	15	12/10 (e)	20	30	85	35/2.5 (j)			15

SECTION 5.05 NOTES TO TABLE OF DIMENSIONAL REGULATIONS

- (a) Exempt religious and educational institutions may not be more than three (3) stories or forty (40) feet high.
- (b) A dwelling to be erected between two (2) existing dwellings adjacent to the lot need not have a front yard greater than the average of the yards in front of the two (2) existing dwelling
- (c) A rear yard or side yard may contain accessory buildings not over one (1) story high and covering not more than thirty percent (30%) of the required yard area.
- (d) Side yards between buildings without dwelling units may be omitted by Special Permit provided that the side yard does not adjoin a Residence district, and that the access of emergency equipment to the rear parking is not rendered inaccessible. For new construction of three (3) or four (4) family dwelling structures or rowhouses, side yards shall be required at the side lot as at the end of each row of attached dwelling. When the row of dwellings is facing the street, no single side yard shall be less than (ten) 10 feet wide. When the row is facing the side yard, no single side yard shall be less than fifteen (15) feet wide. No row shall consist of more than eight (8) dwellings, and each dwelling shall be a minimum of twenty (20) feet, measured between the common walls.
- (e) The minimum Setback for one (1) side yard must be at least the first number listed and for the other side yard the second number listed. The side yard in which the driveway is located must be at least twelve (12) feet in width and further, the paved driveway shall be not less than eight (8) feet in width. At least four (4) feet of the driveway side yard, measured from the lot side boundary, shall be a buffer zone landscaped with natural, non-invasive plantings. For purposes of Section 6.02, the driveway side buffer zone shall not be used for off-street parking. Also, see Section 4.11, Exceptions to Setback Requirements.
- (f) The minimum frontage of the lot shall be one hundred (100) feet for new construction of multi-family dwelling structures, townhouses, and rowhouses.
- (g) In the R.75 district, development shall be allowed by right up to an FAR of 0.75 without a special permit and without affordable housing requirements if the total number of dwelling units is five (5) or less. However, if more than five (5) units are developed, a special permit is required under Section 9.05, and the project is subject to the affordable housing requirements set out in Section 5.07.
- (h) In the R1.2 district, development shall be allowed by right up to an FAR of 1.2 without a special permit and without affordable housing requirements if the total amount of dwelling units is five (5) or less. However, if more than five (5) units are developed, a special permit is required under Section 9.05, and the project is subject to the affordable housing requirements set out in Section 5.07.
- (i) No use in the I-1, I-2 or I-3 Districts shall exceed an FAR of 1.0 without receiving a special permit consistent with Sections 9.03-9.15 and in no instance shall the increased intensity of use allowed by the special permit exceed an FAR of 2.0. In addition, no residential use in the I-3 district shall be allowed without receiving a special permit consistent with the above noted sections and Section 5.07.
- (j) For all residential development in the S-6, S-10, SC, T and OSC zoning districts the height of the highest eave (intersection of the roof line and wall line) shall not exceed (twenty-six) 26 feet.

- (k) For all uses allowed by special permit in the I-1, I-2 and I-3 districts no part of any structure when abutting a residential zoning district shall be closer than twenty-five (25) feet to the property line of said residential district and structures between twenty-five (25) and thirty-five (35) feet of said property line shall not exceed a height of twenty-five (25) feet and two (2) stories, structures between thirty-five (35) and fifty (50) feet of said property line shall not exceed thirty-six (36) feet and three (3) stories, and structures beyond fifty (50) feet of said property line shall be allowed fifty (50) feet and five (5) stories. Further, in the required twenty-five (25) foot setback for all structures at least fifteen (15) feet of said area shall be landscaped to serve as a year-round visual buffer where the proposed project abut a residential zoning district.
- (l) In the I-1, I-2 and I-3 districts, fences shall have a maximum allowable height of eight (8) feet. In all other districts, fences shall have a maximum allowable height of six (6) feet. Further, no accessory recreational structure such as a basketball court, tennis court or similar recreational area shall be allowed within five (5) feet of any lot line.
- (m) The minimum distance between any two (2) structures in the CR zone shall not be less than one-half the average heights between the two (2) buildings in question, except structures that are used for allowed accessory purposes.
- (n) For mixed-use projects of any type (Residential and Commercial) the minimum open space requirement shall be twenty percent (20%).
- (o) For mixed-use projects of any type (Residential and Commercial) the Maximum Floor Area Ratio shall be 4.0.
- (p) No residential or mixed commercial residential structure shall be allowed within twenty-five (25) feet of any OSC district boundary and no industrial or commercial structure within fifty (50) feet of an OSC district boundary if it is located on a parcel greater than twenty-five thousand (25,000) square feet; if less than twenty-five thousand (25,000) square feet the required district setbacks shall apply.
- (q) See Section 5.08(d)(1) and Section 9.06(b). In the RO district, the projects containing only commercial uses, the maximum FAR is 1.5. For projects that contain any residential units, the maximum FAR is 2.0. Affordable housing requirements under Section 5.07 shall apply.
- (r) In the T district, a new two (2) family dwelling and an existing one (1) family detached dwelling converted into a two (2) family dwelling on lots of less than 7,500 square feet shall be permitted as of right if the total floor area ratio (FAR) does not exceed 0.50. In the T district only, FAR does not include basement and garage area. A new two (2) family dwelling and an existing one (1) family detached dwelling converted into a two (2) family dwelling on lots of less than 7,500 square feet may exceed an FAR of 0.50 if granted a special permit by the Board of Appeals, but in no instance shall the FAR exceed 0.625.
- (s) In the PSCD, the build-to line of 10 feet may be increased up to a maximum of 30 feet for purposes of a plaza, square, courtyard, recessed entrance, or outdoor dining, but not intended for automobile use. In addition, an increased setback up to 30 feet may be required if it is found that a strict adherence to the 10 foot build-to line is inconsistent with the Corridor Plan as determined by the SPGA.
- (t) In the PSCD, the maximum building coverage may be increased to 60% by Special Permit in accordance with §5.16(h).
- (u) In the PSCD, the maximum allowable height may be increased up to 66 feet/6

stories with 10 foot stepback to 79 feet/7 stories with 15 foot stepback by Special Permit in accordance with §5.16(h).

- (v) In the PSKD, the maximum FAR may be increased to 2.0 by Special Permit in accordance with §5.16(h).